

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

|                              |           |                                 |
|------------------------------|-----------|---------------------------------|
| IN RE: Andrea McElhone       |           |                                 |
|                              | Debtor(s) | CHAPTER 13                      |
| Lakeview Loan Servicing, LLC |           |                                 |
|                              | Movant    |                                 |
| vs.                          |           |                                 |
| Andrea McElhone              |           | NO. 18-10743 ELF                |
|                              | Debtor(s) |                                 |
| Robert C. McElhone           |           |                                 |
|                              | Co-Debtor |                                 |
| William C. Miller Esq.       |           | 11 U.S.C. Sections 362 and 1301 |
|                              | Trustee   |                                 |

**ORDER**

AND NOW, this       day of       , 2019 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

**ORDERED** THAT: the Motion for Relief from the Automatic Stay is **GRANTED** and the automatic stay under 11 U.S.C. Section 362 and 1301, is **MODIFIED** with respect to the subject premises located at 923 Anderson Avenue, Drexel Hill, PA 19026 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its *in rem* rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



**ERIC L. FRANK**  
**U.S. BANKRUPTCY JUDGE**